076.0	0003	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,179,700	/	1,179,700
USE VALUE:	1,179,700	/	1,179,700
ASSESSED:	1,179,700	/	1,179,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURDI DOUGLAS F
Owner 2:	CHENG HONG
Owner 3:	
Street 1:	32 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COLLINS CAROL ANN -
Owner 2:	-
Street 1:	32 COLLEGE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1991, having primarily Clapboard Exterior and 2394 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7990.000	601,500	1,000	577,200	1,179,700
Total Card	0.183	601,500	1,000	577,200	1,179,700
Total Parcel	0.183	601,500	1,000	577,200	1,179,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.77 /Parcel: 492.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

47960

GIS Ref

GIS Ref

Insp Date

03/28/09

!6321!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	601,500	1000	7,990.	577,200	1,179,700		Year end	12/23/2021
2021	101	FV	583,700	1000	7,990.	577,200	1,161,900		Year End Roll	12/10/2020
2020	101	FV	583,700	1000	7,990.	577,200	1,161,900	1,161,900	Year End Roll	12/18/2019
2019	101	FV	445,500	1000	7,990.	536,000	982,500	982,500	Year End Roll	1/3/2019
2018	101	FV	445,500	1000	7,990.	536,000	982,500	982,500	Year End Roll	12/20/2017
2017	101	FV	445,500	1000	7,990.	470,000	916,500	916,500	Year End Roll	1/3/2017
2016	101	FV	445,500	1000	7,990.	428,800	875,300	875,300	Year End	1/4/2016
2015	101	FV	434,300	1100	7,990.	379,300	814,700	814,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:42:28

LAST REV

Date	Time
06/14/18	17:16:35
mmcmakin	

USER DEFINED

Prior Id # 1:	47960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6321

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINS CAROL A	32263-515		1/22/2001		610,000	No	No		
	25493-583		7/18/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	843	Porch	21,860	C				
5/18/2017	568	Porch	19,500	C				
7/14/2015	943	Re-Roof	8,980		7/14/2015			Strip and re-roof.
2/16/2010	107	Redo Bat	35,500					REMOD 2 BATHROOMS

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
6/3/2010	Info Fm Prmt	BR	B Rossignol
3/28/2009	Meas/Inspect	201	PATRIOT
3/22/2001	MLS	MM	Mary M
4/20/2000	Entry Denied	243	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7990		Sq. Ft.	Site		0	70.	1.03	12			View	25					577,240						577,200	

Total AC/HA:	0.18343	Total SF/SM:	7990	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 577,240	Spl Credit	Total: 577,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14342105
Const Adj.:	0.99989998
Adj $ / SQ:	148.630
Other Features:	118950
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617526
Depreciation:	16056
Depreciated Total:	601470

COMMENTS

OF=STALL SHOWER IN MBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	6	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

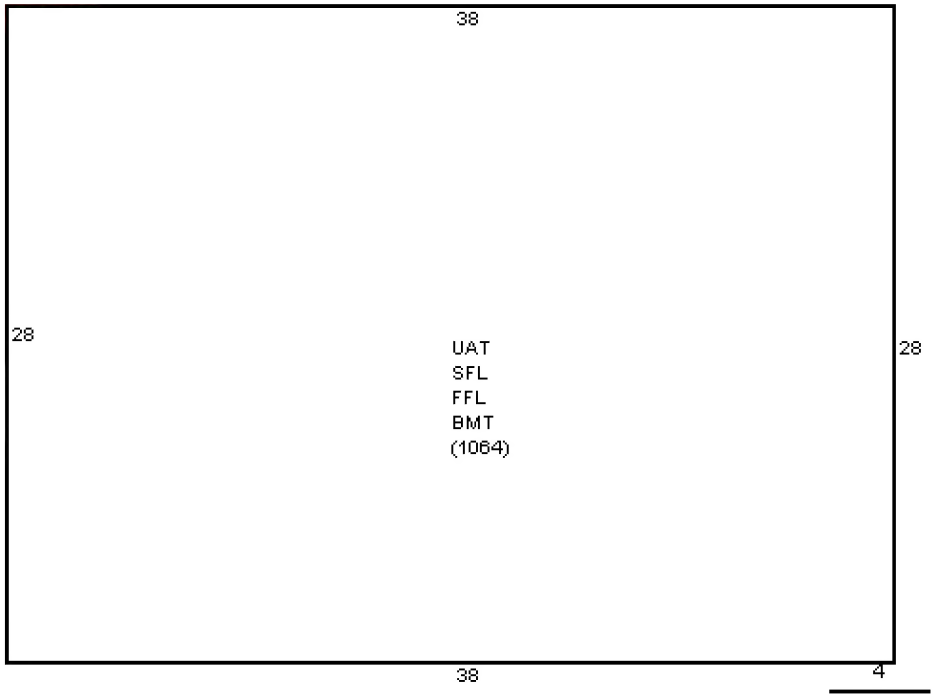
No Unit	RMS	BRS	FL
1	9	6	
Totals			
1	9	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.84
Special Features:	0	Val/Su Net:	173.94
Final Total:	601500	Val/Su SzAd	282.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	44.590	47,443
FFL	First Floor	1,064	148.630	158,142
SFL	Second Floor	1,064	148.630	158,142
UAT	Upper Attic	266	104.040	27,675
	Net Sketched Area:	3,458	Total:	391,402
Size Ad	2128	Gross Area	4256	FinArea 2394

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X16	G	AV	1998	4.64	T	16.8	101			1,000			1,000

More: N	Total Yard Items:	1,000	Total Special Featues:		Total: 1,000